

Sanpete County Planning Commission Meeting

March 11, 2015, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair Joe Nielsen, Gene Jacobson, Loren Thompson, Nathan Palmer, Leon Day, Curtis Ludvigson, Paul Rasmussen, Sanpete County Zoning Administrator, Scott Olsen and Sanpete County Deputy Clerk, Selma Jorgensen.

Meeting was called to order by Chair Joe Nielsen.

T. CARSON AND AMY M. JORGENSEN'S REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR A SPECIALTY METAL FABRICATION SHOP WEST OF MT. PLEASANT. PARCEL #26032.

T. Carson and Amy Jorgensen were present. Mr. Nielsen reviewed their request. Mr. Jorgensen explained that he plans on manufacturing little parts for knives, spurs, etc., stating that all work would be done inside. Mr. Olson explained that they have issued a permit for temporary use of this building for one year. They plan to move to a new building because this building is not zoned for the existing building but he would like to get the business started until he can get another building that the property owner owns and has indicated that he would like to sell part of the property to Mr. Jorgensen. Mr. Nielsen asked the audience if they had any comments. Mr. Donald Hafen, adjacent property owner, stated that he does not want this property zone to change to commercial. He's concerned about appearance and property value. Mr. Hafen's son, Terry Hafen, also commented that he would be concerned about appearance with a business storing items outside of the building, etc. Motion was made by Curtis Ludvigson to approve the conditional use permit with the following conditions: review in one year in the existing building, material storage will be inside structures, business itself will be conducted indoors, conditional use permit to be reviewed if and when a new building is built, limit employee number to five, and the conditional use permit will be extended based on the Jorgensen's building plans on segregated part of the original parcel. The motion was seconded by Leon Day, and the motion passed.

PHYLLIS M. GREENMUN'S REQUEST FOR APPROVAL OF A PLAT AMENDMENT AND TO VACATE A PORTION OF THE GARDEN SUBDIVISION. PARCELS #61622 AND #27349x2.

Mr. Greenmun and Phyllis Greenmun were present. Mr. Nielsen reviewed their request. Mr. Olsen explained Ms. Greenmun's plan. Gene Jacobson stated that they are vacated part of the subdivision instead of a 1 lot subdivision into a 2 lot subdivision. Curtis Ludvigson asked about water. They explained that they have a well and it serves both homes. No comments from the audience. Motion was made by Leon Day to approve the plat amendment. The motion was seconded by Gene Jacobson, and the motion passed.

SANPETE COUNTY FAIRBOARD'S REQUEST FOR APPROVAL TO INSTALL 2 BILLBOARD SIGNS ADVERTISING THE COUNTY FAIR AND OTHER EVENTS.

Mike Bennett was present. Mr. Bennett stated that they have talked to UDOT and they have approved the county placing two signs on personal property. Gary Olson of Ephraim has given permission to place a sign on his property northwest of Ephraim, and Travis Otten has given permission to place a sign on his property southeast of Sterling. The signs would be 16' x 12'. Mr. Olsen stated that these signs do not fall under the county's ordinance for public signs and this meeting is to get verification that the planning commission is not going against the county's commercial sign ordinance. Gene Jacobson explained the Planning Commission's concern about allowing this because of other business' wanting to place signs as well. Mr. Nielson explained that because the county is a government entity, UDOT has given them permission to place these signs. Statement is made by The Planning Commission that the county takes responsibility for the signs for county use under permit from UDOT for county use only. Motion is made by Leon Day to approve these signs based on permit from UDOT, and written permission from property owners. The motion was seconded by Paul Rasmussen, and the motion passed.

JOHN CHARTIER FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY TO PROVIDE TRAINING ON NON-DRINKING WATER SYSTEMS.

Mr. Chartier and Nathan Celine presented training.

APPROVAL OF MINUTES

Motion was made by Leon Day to approve the Planning Commission minutes of February 11, 2015 with minor corrections. The motion was seconded by Paul Rasmussen, and the motion passed.

With no further business before the Planning Commission, motion to adjourn was made by Nathan Palmer. The motion was seconded by Loren Thompson and the motion passed.

The meeting adjourned at 8:30 P.M.